Saint Paul Planning Commission City Hall Conference Center 15 Kellogg Boulevard West

Minutes September 19, 2008

A meeting of the Planning Commission of the City of Saint Paul was held Friday, September 19, 2008, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Mmes. Donnelly-Cohen, Lu, Morton; Porter, Smitten, Wencl; and

Present: Messrs. Alton, Barrera, Bellus, Commers, Goodlow, Gordon, Kramer, Lu,

Nelson, Spaulding, and Ward.

Commissioners

Absent:

Ms. *Faricy, and Messrs. *Johnson, and Margulies.

*Excused

Also Present: Larry Soderholm, Planning Administrator; Patricia James, Lucy Thompson,

Penelope Simison, Jessica Rosenfeld, Luis Pereira, Christina Morrison, Josh Williams, Anton Jerve, Emily Goodman, and Sonja Butler, Department of

Planning and Economic Development staff.

I. Approval of minutes September 5, 2008.

<u>MOTION</u>: Commissioner Donnelly-Cohen moved approval of the minutes of September 5, 2008. Commissioner Wencl seconded the motion. The motion carried unanimously on a voice vote.

II. Chair's Announcements

Chair Alton had no announcements.

III. Planning Administrator's Announcements

Larry Soderholm reported on planning-related business at the City Council for last week and their agenda for next week.

IV. PUBLIC HEARING: Parks and Recreation Plan: Item from the Comprehensive Planning Committee. (*Jessica Rosenfeld*, 651/266-6560)

Chair Alton announced that the Saint Paul Planning Commission is holding a public hearing on the Parks and Recreation Plan. Notice of the public hearing was published in the Legal Ledger on August 14, 2008, and was mailed to the citywide Early Notification System list of recipients and other interested parties.

Jessica Rosenfeld, PED planner, spoke about how the task force tackled the different topics one at a time. Ms. Rosenfeld said they had discussions on issues ranging from safety in parks to

revenue sources and volunteers. She said that they looked at policies in the last parks plan and eliminated, revised or added new policies, based on what they learned. Ms. Rosenfeld talked about the plan's six strategies: promote active lifestyles, create vibrant places, promote a vital environment, respond creatively to change, innovate with every decision, and connect the entire city. She continued to say that many of these strategies are a lot like what was in the last chapter, but this plan has a few new areas of focus. The task force did a good job of talking through the issues and coming up with compromises.

Chair Alton read the rules of procedure for the public hearing.

The following people spoke.

- 1. Mr. Bob Bierscheid, Director of Parks and Recreation Department. Mr. Bierscheid said that there were thirteen task force members who worked on this plan, and they represented a variety of interests throughout the community. They hosted a number of interest group sessions, at which a variety of activity and facility proponents discuss their particular issues and goals with the committee. Several Parks and Rec staff also participated in the task force's meetings. An extensive community survey was done, not only in Saint Paul but beyond, to get a sense of what people from around Saint Paul feel about the system and the needs for the system. The committee studied national, regional, and local trends. The task force also did an evaluation of the existing plan, wanting to know what worked, what didn't, and what should be added or eliminated. Mr. Bierscheid said that this is a great plan.
- 2. Ms. Jeanne Weigum, President of Friends of the Parks and Trails of St. Paul and Ramsey County. Ms. Weigum distributed a hand-out, which she read from to give emphasis to points in the plan they particularly want to support and to comment on. Overall the Friends of the Parks and Trails believe this document is excellent and they commend all of the participants on the task force that drew up the plan.

MOTION: Commissioner Gordon moved to close the public hearing, and leave the record open for written testimony submitted by noon on Monday, September 22, 2008, and to refer the matter back to the Comprehensive Planning Committee for review and recommendation. Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.

Zoning Committee

NEW BUSINESS

#08-138-347 Carleton Place Lofts Phase II – Conditional Use Permit for a building 67 feet high in a TN3 zoning district. 2251 University Ave W, NW corner at Hampden. (*Josh Williams*, 651/266-6659)

<u>MOTION</u>: Commissioner Morton moved the Zoning Committee's recommendation to approve the conditional use permit. The motion carried unanimously on a voice vote.

#08-136-060 Taco Bell (1672 Rice) – Conditional Use Permit for a fast food restaurant with drive-through service, with modification of drive-through placement standards (proposed

placement between street and building and less than sixty feet from residential property). 1672 Rice St, SE corner at Larpenteur. (*Sarah Zorn*, 651/266-6570)

<u>MOTION</u>: Commissioner Morton moved the Zoning Committee's recommendation to approve the conditional use permit with conditions. The motion carried unanimously on a voice vote.

#08-138-386 Javad Seyed Feghahati – Reestablishment of nonconforming use as auto-repair. 1200 7th St W, NE corner at Tuscarora. (*Kate Reilly*, 651/266-6618)

No action taken, application rejected.

#08-140-640 Greg Jones & Portia Bunker – Rezoning from OS Office-Service to B2 Community Business. 1278 Selby Ave, SE corner at Syndicate. (*Sarah Zorn*, 651/266-6570)

<u>MOTION</u>: Commissioner Morton moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a voice vote.

V. Comprehensive Planning Committee

Concrete and Asphalt Plants – Request to initiate a zoning study. (Penny Simison, 651/266-6554)

<u>MOTION</u>: Commissioner Donnelly-Cohen moved the Comprehensive Planning Committee's recommendation to approve the initiation of the zoning study. The motion carried unanimously on a voice vote.

VI. Neighborhood Planning Committee

<u>Central Corridor Overlay District: Addition of Western, Victoria, and Hamline as Defined Station</u>
<u>Areas</u> – Adopt resolution recommending approval.

(Donna Drummond, 651/266-6556 and Lucy Thompson, 651/266-6578)

Lucy Thompson, PED staff, explained that in June the City Council adopted a resolution asking the Planning Commission to consider extending the Central Corridor Overlay Zoning District to Western, Victoria and Hamline. LRT stations are identified for construction at some point in the future at these three intersections. The Met Council Municipal Consent decision says if money becomes available in this first phase of funding, that building out one of these three stations during the initial construction period will be a priority. If funding does become available for just one station, no decision or decision process has yet been established to say which of the three would go first. But since the City anticipates that all three will eventually be completed as LRT stops, it is right to extend the overlay zoning regulations to cover all three areas.

Ms. Thompson continued. At the Planning Commission's public hearing, there were three speakers and all of them were in favor of extending the overlay zoning district. There was also an email from Benita Warns, an active Midway neighborhood resident, in opposition to extending the overlay zoning district. Due to a computer mix-up, her email reached City staff late; that is why it is being distributed now. Ms. Warn's primary concern is about neighborhood parking.

Ms. Thompson concluded, saying there are three reasons why staff and the Neighborhood Planning Committee recommend the extension of the overlay zoning: First, there are some short

term development opportunities at Western and Hamline, and the City wants to work with any developers there to make sure they are working towards transit oriented development. Second, it is important to continue to make clear the City's support for eventual construction of these three stations and putting these zoning requirements into place will do that. Third, the overlay zoning for these locations is consistent with the Central Corridor Development Strategy, which was adopted as a chapter of the Comprehensive Plan last year.

<u>MOTION</u>: Commissioner Wencl moved the Neighborhood Planning Committee's recommendation to approve the resolution to adopt the addition of Western, Victoria and Hamline as station areas. The motion carried unanimously on a voice vote.

VII.	Communications Commission		
	Commissioner Smitten had no report.		
VIII.	Task Force Reports		
	None		
IX.	Old Business		
	None		
Х.	New Business		
	None		
XI.	Adjournment		
	Meeting adjourned at 9:13 a.m.		
Sonja E Plannin	ed and prepared by Butler, Planning Commission Secretary ag and Economic Development Department, Saint Paul		
Respectfully submitted,		Approved(Date)	
Larry Soderholm, AICP Planning Administrator		Marilyn Porter Secretary of the Planning Commission	_

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